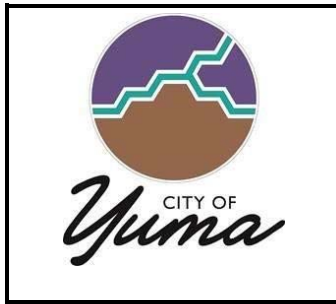


**Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on October 12, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



**Agenda**

**Planning and Zoning Commission Meeting  
City Hall Council Chambers  
One City Plaza Yuma, AZ  
Monday, October 12, 2020, 4:30 p.m.**

**COVID 19 ADVISORY**

**DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 4:00 p.m. on October 12, 2020. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.  
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL  
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

---

**A. CALL TO ORDER**

**B. CONSENT CALENDAR** — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

**B.1 APPROVAL OF MINUTES**

September 14, 2020

**B.2 WITHDRAWALS BY APPLICANT — NONE**

**B.3 TIME EXTENSIONS — NONE**

**B.4 CONTINUANCES — NONE**

**B.5 APPROVALS — NONE**

**C. ACTION ITEMS- NONE**

**D. PUBLIC HEARINGS** — The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case. As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

- D.1 GP-30928-2020:** This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the 2<sup>nd</sup> of two Public Hearings)

## E. INFORMATION ITEMS

### E.1 STAFF

### E.2 COMMISSION

**E.3 Public** — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*

**Planning and Zoning Commission Meeting Minutes  
September 14, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 14, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, Janice Edgar, Barbara Beam and Fred Dammeyer.

**STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Bob Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Richard Munguia, Senior Planner and Jessenia Juarez, Administrative Assistant.

**Chairman Hamel** called the meeting to order at 4:30 p.m. and noted there was a quorum present.

---

**CONSENT CALENDAR**

**MINUTES** – July 27, 2020

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS –**

**SUBD-30786-2020:** *This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.*

**SUBD-31315-2020:** *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.*

**SUBD-31316-2020:** *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.*

**SUBD-31317-2020:** *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.*

**Motion by Counts, second by Edgar, to APPROVE the Consent Calendar. Motion carried unanimously, (7-0).**

## **ACTION ITEMS –**

**ZONE-30894-2020:** *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.*

**Richard Munguia, Senior Planner,** summarized the staff report and recommended **APPROVAL.**

## **QUESTIONS FOR STAFF**

None

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

None

## **PUBLIC COMMENT**

None

**Motion by Arney, second by Dammeyer, to APPROVE ZONE-30894-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).**

---

**CUP-31026-2020:** *This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.*

**Amelia Griffin, Assistant Planner,** summarized the staff report and recommended **APPROVAL.**

## **QUESTIONS FOR STAFF**

None

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Chad Noble, 2285 S. 4<sup>th</sup> Ave,** was available for questions.

**Hamel** said adding a second drive thru is best for the company due to the post Covid-19 era.

## **PUBLIC COMMENT**

None

**Motion by Counts, second by Beam, to APPROVE CUP-31026-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).**

---

## **PUBLIC HEARING –**

**GP-30928-2020:** *This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the first of two public hearings.)*

**Jennifer Albers, Principal Planner**, summarized the staff report and recommended **APPROVAL**.

## **QUESTIONS FOR STAFF**

**Commissioner Beam** asked if the City did not move forward this this request, would other State land be considered for expansion.

**Albers** replied that the State determines the parcels and makes the request of the City. **Albers** went on to say that there have been successful general plan amendments on State land in the past, citing the areas of Avenue 8E to Avenue 10 E, and 40<sup>th</sup> Street to 48<sup>th</sup> Street as examples.

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

None.

## **PUBLIC COMMENT**

**Anthony Martin, 11168 E. 27<sup>th</sup> Street, Yuma, AZ**, asked if the City wanted to annex the property, and if the state approached the City to incorporate this into the master plan.

**Hamel** stated they would not be able to answer any questions at the time until the following meeting.

**Attorney Scott McCoy** stated the Commission would not be able to answer question until the following meeting. **McCoy** added that this meeting was a Public Hearing to allow comments or concerns to be expressed, and that specific questions could be directed to Staff after the meeting

**Michael Callahan, 12300 E. Co. 8<sup>th</sup> Street, Yuma, AZ**, referred to the written comments he submitted to Staff.

**Gonzalo Zaragoza, 11509 E. Via Salida, Yuma, AZ**, expressed concern about the loss of recreation space, and added that he sided with Gowan Milling and the farms that use the land. He added that he wanted to submit a petition to reject the General Plan Amendment.

**John Daily, 8126 S. Hwy 95, Yuma, AZ**, requested the Commission not approve the General Plan Amendment as he felt it would be putting many jobs and industries in jeopardy.

**Linville** called David Rogers and Johnnie Ehrlich to speak, but they had no comments at this time.

**Hamel closed the public hearing for Case # GP30925-2020.**

---

## **INFORMATION ITEMS**

### **Staff**

None

### **Commission**

None

### **Public**

None.

## ADJOURNMENT

**Hamel** adjourned the meeting at 4:56 p.m.

---

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

---

Chairman



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – GENERAL PLAN AMENDMENT**  
**Case Planner: Jennifer L. Albers**

**Hearing Date:** October 12<sup>th</sup>, 2020

**Case Number:** GP-30925-2020

**Project Description/Location:**

This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Trust Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use – State Land land use designation in the General Plan. The area is approximately 1,673 acres and located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24<sup>th</sup> Street and the northeast corner of Fortuna Road and Highway 95.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Yuma County - Rural Area 10 acre (RA-10), Heavy Industrial (HI), Manufactured Home Park (MHP), Recreational Vehicle Park (RVP) and General Commercial (C-2)	Undeveloped and Agriculture	Yuma County Agricultural/Rural Preservation, Medium Density Residential and Local Commercial
<b>North</b>	Yuma County - Rural Area 20 acre (RA-20) and Heavy Industrial (HI)	Retail site, Agriculture and Yuco Gin	Yuma County - Agricultural/Rural Preservation
<b>South</b>	Yuma County - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Medium Density Residential (R-2) and High Density Residential (R-3)	Single Family homes and Manufactured homes	Yuma County - Medium Density Residential and Local Commercial
<b>East</b>	Yuma County - Rural Area 20 acre (RA-20) and Low Density Residential (R-1-6)	Undeveloped	Yuma County - Agricultural/Rural Preservation and Sensitive Areas-Resource Lands
<b>West</b>	Yuma County - Rural Area 20 acre (RA-20), Rural Area 10 acre (RA-10) and Heavy Industrial (HI)	Agriculture	City of Yuma - Agriculture and Resort, Recreation & Open Space Yuma County - Agricultural/Rural Preservation

**Staff Recommendation:**

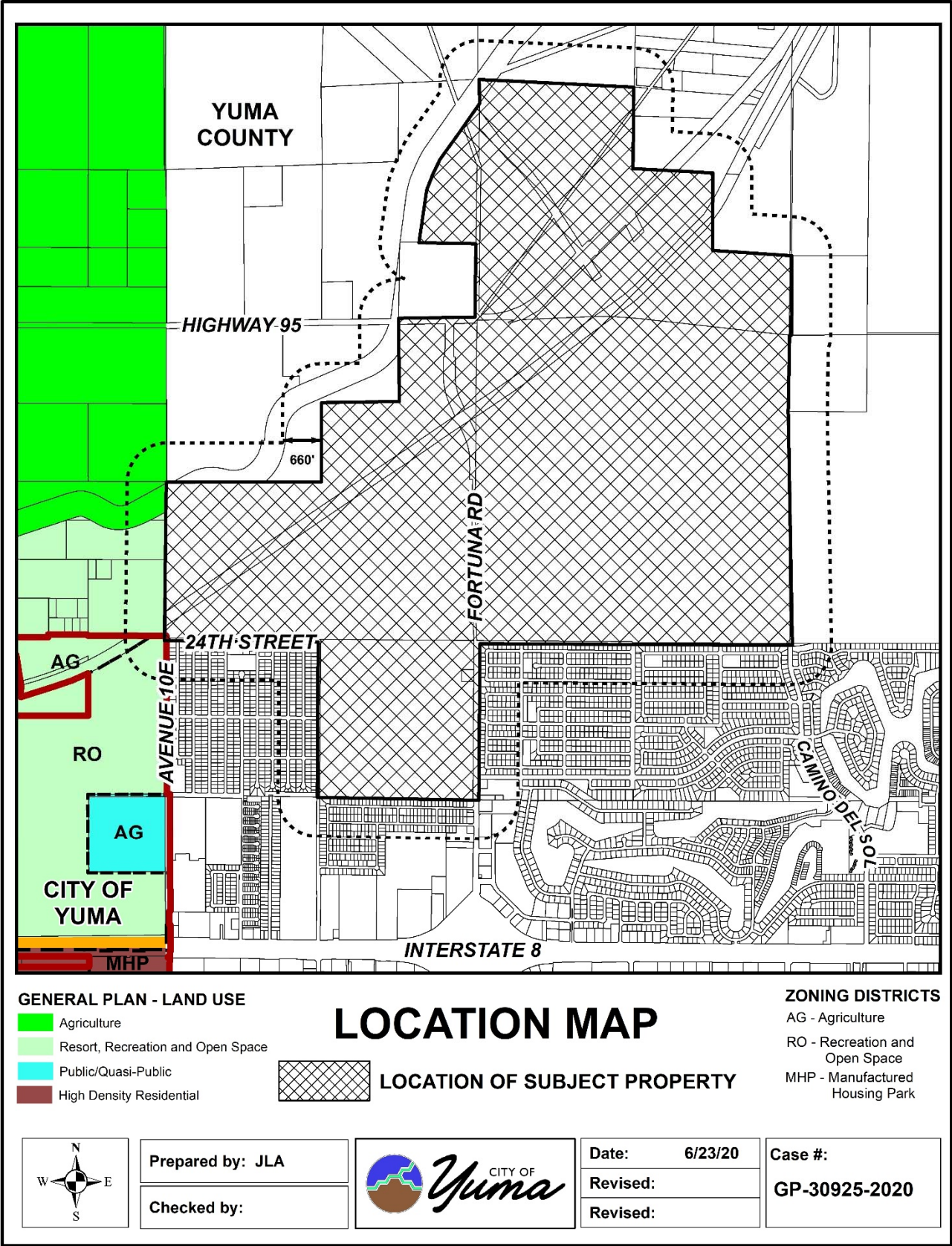
Staff recommends the Planning and Zoning Commission APPROVE the request to expand the City of Yuma General Plan boundary to include State Land parcels totaling 1,673 acres, designate those lands as Special Use–State Land and include a new land use designation in the General Plan of Special Use–State Land.

**Suggested Motion:**

Move to APPROVE the request to expand the City of Yuma General Plan boundary to include State Trust Land parcels totaling 1,673 acres located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24<sup>th</sup> Street and the northeast corner of Fortuna Road and Highway 95, designate those lands as Special Use – State Land and include a new land use designation in the General Plan of Special Use – State Land.



**Location Map**





**Public Comment September 14, 2020 Public Hearing:**

**Anthony Martin, 11168 E. 27<sup>th</sup> Street, Yuma, AZ**, asked if the City wanted to annex the property, and if the state approached the City to incorporate this into the master plan.

**Chairman Hamel** stated they would not be able to answer any questions at the time until the following meeting.

**Attorney Scott McCoy** stated the Commission would not be able to answer question until the following meeting. **McCoy** added that this meeting was a Public Hearing to allow comments or concerns to be expressed, and that specific questions could be directed to Staff after the meeting

**Michael Callahan, 12300 E. Co. 8<sup>th</sup> Street, Yuma, AZ**, referred to the written comments he submitted to Staff.

**Gonzalo Zaragoza, 11509 E. Via Salida, Yuma, AZ**, expressed concern about the loss of recreation space, and added that he sided with Gowan Milling and the farms that use the land. He added that he wanted to submit a petition to reject the General Plan Amendment.

**John Daily, 8126 S. Hwy 95, Yuma, AZ**, requested the Commission not approve the General Plan Amendment as he felt it would be putting many jobs and industries in jeopardy.

**Staff**

**Analysis:**

This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Trust Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use – State Land land use designation in the General Plan. The area is approximately 1,673 acres and located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24<sup>th</sup> Street and the northeast corner of Fortuna Road and Highway 95.

The Yuma County Comprehensive Plan designates the area north of the 24<sup>th</sup> Street alignment as the Agriculture/Rural Preservation land use designation (1,513 acres) which supports the following County zoning, Rural Area – 40 acres (RA-40).

The Yuma County Comprehensive Plan designates the area south of the 24<sup>th</sup> Street alignment as Medium Density Residential (149 acres) and Local Commercial (11 acres) which support the following types of zoning:

Medium Density - Low Density Residential (R-1-6, R-1-8), Medium Density Residential (R-2), Manufactured Home Subdivision (MHS-4.5) and Recreational Vehicle Subdivision (RVS).

Local Commercial - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Recreational Vehicle Park (RVP), Local Commercial (C-1) and Residential Commercial (RC).

The proposed Special Use – State Land land use designation is intended to facilitate the eventual development of State Trust Land within the City of Yuma. State Trust Lands were granted by the federal government to Arizona at statehood to create a multi-generational and perpetual trust to provide funding for 13 public service beneficiaries. Because the Arizona State Land Department manages the Trust to ensure maximum value, this action will help ensure that the eventual development will be in accordance to the City of Yuma's standards. Development of the Special Use area will occur in accordance with an approved Specific Plan, a Planned Area Development (PAD) overlay zoning district and more detailed Development Plans. The creation of the Special Use designation allows greater flexibility to accommodate land uses that are most appropriate at the time of eventual development.

It is defined as:

Special Use – State Land

An area under the authority of the Arizona State Land Department that has been set aside for future development. Future development will support a mix of land uses including residential, commercial and industrial components and shall be developed in accordance with an adopted Specific Plan.

The past and future development of State Trust lands are contemplated in the Yuma County 2020 Comprehensive Plan:

“Historically, state trust lands have been an important source of developable lands. For example, Martinez Lake and much of the Foothills were originally state trust land. This trend is likely to continue as large areas of state trust land remain in the portions of Yuma County that have been experiencing the most development.”

The intent in expanding the City of Yuma General Plan is to incorporate the State Land parcels for future development in the City of Yuma. By completing the Major Amendment this year, this area will be included in the comprehensive update of the City of Yuma General Plan to occur in calendar year 2021. This will allow staff to identify future roadways, parks and other public service and utility needs for the future residents and businesses in the subject area.

The mission of the State Land Department is to responsibly manage the assets of the Trust in alignment with the interests of the 13 public Beneficiaries and Arizona’s future. The City of Yuma and the Arizona State Land Department are partners in this General Plan effort. Development in the City of Yuma with the support of City utilities and services is seen as bringing the highest and best value to the parcels and having a positive impact on their future sale.

The City of Yuma has the water resources to support the future development of this area. The City of Yuma has one of the oldest water allocations of the Colorado River and is able to supplement that allocation with return flow credits of treated wastewater, water conversions from developing agricultural land in the Yuma Valley and wells on the Yuma Mesa. Detailed water and sewer utility plans are under consideration.

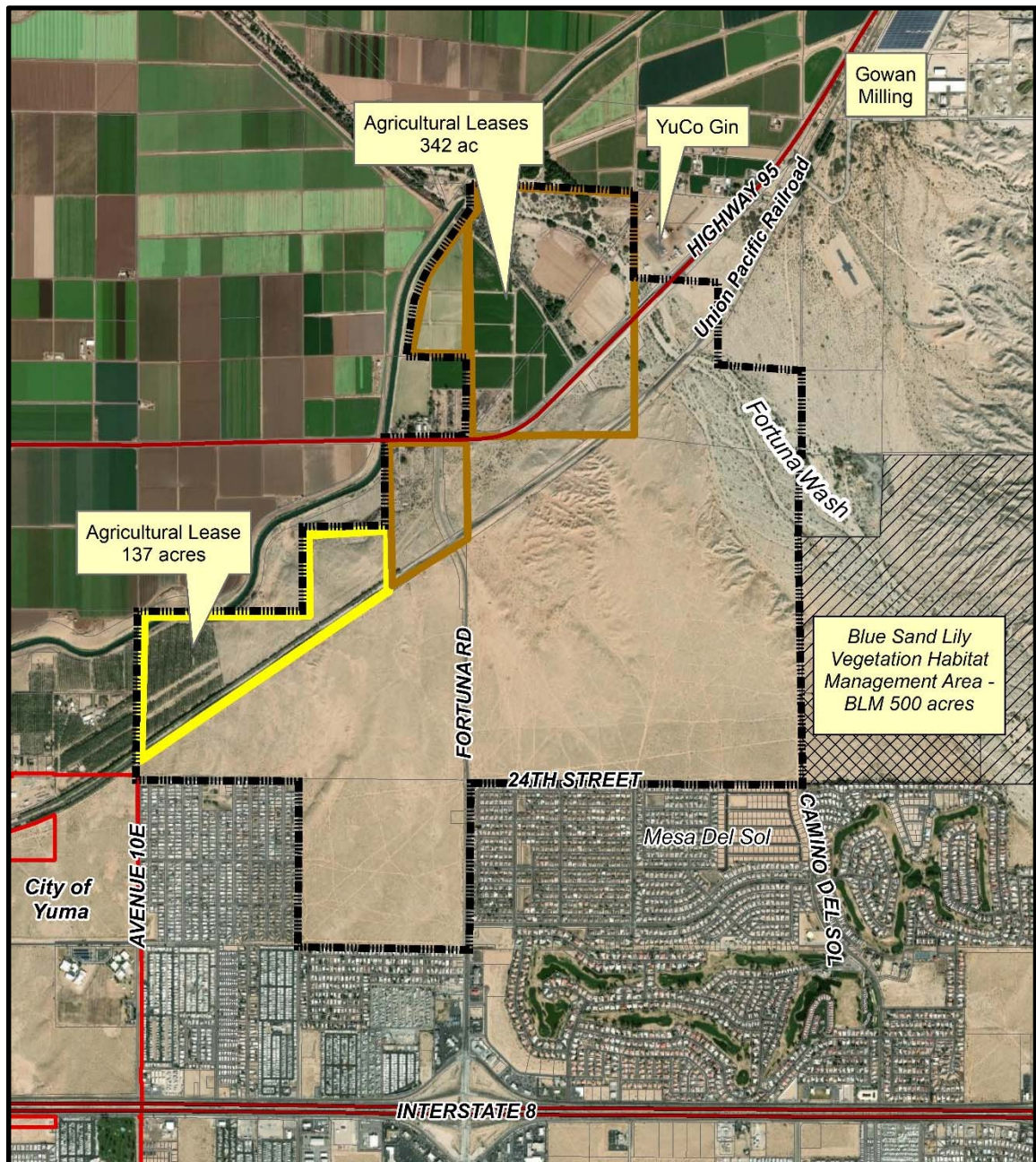
The Arizona State Land Department has two active leaseholders for specific areas within the General Plan Amendment area. Leases of State Land have a 10 year timeframe after which they can be renewed. If an application to purchase was submitted to the State Land Department and the proposed disposition was determined to be in the best interests of the Trust, the leases can be terminated upon a successful auction. The leaseholder must be reimbursed the value of their improvements and allowed to harvest their crops. The disposition of State Trust Land property typically is initiated by an application by a private property developer; if approved, the application process typically takes 12-18 months to complete. All sales of State Trust Land must occur via a public auction process and land must be sold at or above the appraised value.

A map of State Land parcels and Leases can be found at the following website - <http://gis.azland.gov/webapps/parcel/>.

Public comments in the General Plan effort will lead to more detailed development plans for the area. A series of planning actions are expected to occur in order for this area to be developed. The General Plan amendment is the first step in those planning actions. Subsequent actions include a Specific Plan, Annexation and Zoning. When

disposition occurs on specific parcels within this area, the developer would work with the City to create a detailed Development Plan and would apply for necessary permits.

At this time, a specific land use plan for the area has not been developed but it is expected the area south of the railroad will develop in a similar manner to the balance of the Foothills - a mix of residential types with commercial uses, and the area north of the railroad tracks will develop with a non-residential character – industrial, agricultural and commercial employment centers. Because of the existing agricultural and industrial activities, planning practice would provide buffering uses between those activities and future residential development. The existing privately-owned YuCo Gin and Gowan Milling currently operate under Yuma County Heavy Industrial Zoning (HI) and future planning efforts will strive to provide compatible zoning and uses in proximity to those existing industries.





Directly to east (east of the Camino Del Sol alignment) is 500 acres federally designated as the Blue Sand Lily Vegetation Habitat Management Area (VHA). Within the VHA is a 100 acre no ride zone which is directly north of the homes within Mesa Del Sol. The Management Area is outside the boundaries of the General Plan amendment boundary.

**1. Does the proposed amendment impact any elements of the General Plan?**

Yes Once a more detailed specific plan for this area is developed, major roadways, park facilities and other public infrastructure will need to be identified to support the future development.

**Transportation Element:**

**FACILITY PLANS**

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Highway 95 – Principal Arterial	50' HW	50-100' HW			X	X
Avenue 10 – Minor Arterial	50' HW	40' HW				
Fortuna Rd – Minor Arterial	50' HW	50-100' HW				

**2. Does the proposed amendment impact any of the facility plans?**

Yes Once a more detailed specific plan for this area is developed, the facility plans of the City of Yuma will need to be amended to address the future development.

**3. Is the proposed amendment in conflict with Council's prior actions?**

No The City of Yuma City Council adopted a Growth and Development Policy (R99-30, June 2, 1999) that states that this area will ultimately become a part of the City of Yuma.

**Scheduled Public Hearings:**

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: September 14, 2020
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 12, 2020
<input type="checkbox"/>	City of Yuma City Council: November 4, 2020

**Public Comments Received:**

See Attachment A

**Agency Comments:**

See Attachment B

**Neighborhood Meeting Comments:**

None Required

**Attachments**

A	B	C	D
Public Comments	Agency Comments	Staff Worksheet	Aerial Photo

**Prepared By:**

Jennifer L. Albers, AICP,  
Principal Planner

**Date:**

9/30/20

**Approved By:**

Alyssa Linville,  
Assistant Director Community Development

**Date:**

09/30/2020

**ATTACHMENT A  
PUBLIC COMMENTS**

Name:	Billy Marks			Contact Information:	928-502-2899			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Questions about request and process.								
Name:	Ronald Pertruchio			Contact Information:	619-622-9384			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Questions about process and plans. Concerned about a future Walmart adjacent to his property.								
Name:	David Hardin, YuCo Gin			Contact Information:	928-750-7050			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Very concerned about encroachment on Cotton Gin operations. Already receiving dust and lighting complaints from Mesa del Sol residents. Worried that more development will lead to more complaints. Does not want future development to impact the jobs and operations at the plant or the economic contributions of the cotton industry to the community.								
Name:	Barry Olsen for Gowan Co.			Contact Information:	928-783-6887			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Questions about process and planned land uses. Concerned about encroachment on Gowan Company operations.								
Name:	Lynn Dillon			Contact Information:	928-2272-4641			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Request that letter regarding case be mailed to her.								
Name:	Dolores McLaughlin			Contact Information:	760-638-0367			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Questions about process and request.								
Name:	John Werber			Contact Information:	928-4463115			
Method of Contact:	Phone	X	FAX	Email		Letter	Other	
Comment: Questions about process and request.								
Name:	Mary Caldera – 9/12/20			Contact Information:	Mary_caldera@att.net			
Method of Contact:	Phone		FAX	Email	X	Letter	Other	
Comment: I am opposed to the annexation of state land on Fortuna road. GP-30928-2020 On your agenda for the 9/14/20 meeting. I purchased my home in this area to be away from the city and traffic. As a soon to be retiree this will influence my decision to remain in Yuma. Is the city willing to purchase my home so I can relocate to another area? What are the thoughts other than collecting more taxes and ruining the area for current residents?								
Name:	Debra A. Davidsen – 9/12/20			Contact Information:	debdaidsen@yahoo.com			
Method of Contact:	Phone		FAX	Email	X	Letter	Other	
<p>Comment:</p> <p>To whom it may concern;</p> <p>As a registered voter &amp; taxpayer of this county, I would like to voice my concerns in regards to the amendment to the State land proposition of Fortuna Road and 24th Street for annexation. Please register my name as having a strong disapproval to this major general plan amendment.</p> <p>I purchased my home in Fortuna foothills to enjoy the wide open spaces of the unspoiled natural sand dunes. It was especially inviting to buy my home in this area as not only is it in close proximity to my</p>								

home, the land is designated as a wildlife conservation and recreational area. I often walk through the dunes exploring the beauty of the desert. I enjoy early morning walks and watching sunsets from that area.

When do we realize how valuable and irreplaceable the unspoiled landscape is? We should not let development take precedence over environment and conservation. Please give serious consideration to the implications this annexation would make.

In closing I will point out, if my neighbors and I wanted to live in the City of Yuma we would have purchased our home's within City limits. The impact on our community will change dramatically. We will have increased taxes, increased traffic, unwanted infrastructure and that is just the beginning. It is my opinion this project is not in the best interest of our community, again I oppose moving forward on this project.

Sincerely, Debra A. Davidsen

Name:	Kent and Mary Von Dollen - 9/14/20	Contact Information:	v.hacienda@sbcglobal.net
Method of Contact:	Phone	FAX	Email <input checked="" type="checkbox"/> Letter <input type="checkbox"/> Other <input type="checkbox"/>

Comment:  
As homeowners in the Yuma County Foothills, we are **STRONGLY OPPOSED** to the proposed annexation.

Name:	Joe Cochran Sr. – 9/14/20	Contact Information:	alsbahr@gmail.com
Method of Contact:	Phone	FAX	Email <input checked="" type="checkbox"/> Letter <input type="checkbox"/> Other <input type="checkbox"/>

Comment:  
We are opposed to any further development of the state trust lands near 24th and Fortuna.

Name:	Pam Carmichael – 9/10/20	Contact Information:	pcarmichael@cox.net
Method of Contact:	Phone	FAX	Email <input checked="" type="checkbox"/> Letter <input type="checkbox"/> Other <input type="checkbox"/>

Comment:  
My husband and I own a home on S. Tornado Avenue in the area of the proposed development near Fortuna Road. I have a few questions:

1. When is the proposed development expected to begin?
2. When is it expected to be completed?
3. How will the development affect our property value?
4. How will the development affect our property taxes?
5. What types of Resort, Recreation and Open Spaces are being proposed?

Thank you in advance of answering my questions.  
Sincerely, Pam Carmichael

*To respond to your questions:*

*There is no timeframe for this project to start or end. The intent at this time is to include the State Trust Lands in the City of Yuma so that the State can prepare the properties for sale in the future. I am not aware of anyone contacting the State to start the purchase process at this time. The purchase process does take at least a year. This is a large area and similar to the rest of the Foothills will likely take years to decades to develop.*

*According to the Yuma County Assessor, property values are based on similar properties within the same subdivision. So future developments in this area should not have an effect on your property values.*

*And according to the Yuma County Assessor, property taxes are based on the value of the property. So development of this property should not affect your property taxes.*

*No specific Resort, Recreation and Open Space types are being proposed at this time. It is anticipated that more detailed plans will be developed in the future to address quality of life needs.*

*Jennifer Albers*



**ATTACHMENT A**  
**PUBLIC COMMENTS – CONTINUED**



September 14, 2020

To Whom It May Concern:

**RE:** City of Yuma General Plan Amendment

Based on available information, Gowan Milling opposes the amendment to the City of Yuma General Plan identified in the August 18, 2020 notification letter sent to some of the Yuma County landowners. The City of Yuma General Plan does not identify the location of future residents and businesses in the subjected area. We are concerned that a housing development located near heavy industrial works would put all of us in a bad place and ultimately worsen the economy and quality of life in Yuma.

Even though Gowan Milling is not within the 660 foot boundary to be officially notified of a proposed Major General Plan Amendment, we respectfully feel the City of Yuma has failed to recognize other industries within the area that could be potentially affected. They were not notified and signage around the projected parcels was inadequate at best.

Industrial zoning is limited in the Yuma area and it appears that the new zoning would potentially affect the operations of existing businesses that employ hundreds of workers. As a local manufacturer of agricultural chemicals, Gowan Milling employs nearly 300 employees and is supported by other businesses and their employees. Our employment numbers have consistently increased while the income per employee have been rising faster than average wage increase for the region. The Gowan Milling work force is long serving and highly trained. The products they produce are critical to farming across the Americas, with hundreds of millions of acres treated with product formulated and packaged in Yuma. We feel that this move could stop this contribution or cause us to relocate due to potential encroachment upon the Gowan Milling facility.

We request that the City of Yuma continue to honor the areas designated industrial, including sufficient buffer of land such as agricultural or other uses creating space around residential areas. We further request that the City complete a full economic assessment, including the job loss from impacted industries.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael Callahan", is written over the typed name.

Michael Callahan  
Gowan Milling LLC  
928-317-5838

**ATTACHMENT B**  
**AGENCY COMMENTS**

DATE:	7/1/20	NAME:	Joe Wehrle	TITLE:	Yuma County Assessor
AGENCY:	Yuma County Assessor			PHONE:	(928) 373-6073
<i>Enter comments below:</i>					
<p>The only real concern I have for this is the proposed special district overlay. What type of special district are you talking about? Special districts are regulated by Title 48 of the Arizona Revised Statutes. If you are simply proposing some planning district overlay, such as a Planned Area District, don't call it a special district. Special district is like a reserved word phrase. It typically means that there is going to be a tax or assessment for a particular service that is outlined in Title 48. Municipal services districts are a type of special district. They are usually used for landscaping, street lighting, or other municipal services that are only applicable to property within the district boundary.</p>					

DATE:	7/2/20	NAME:	Dennis Patane	TITLE:	Lands & Realty Specialist
AGENCY:	Western Area Power Administration			PHONE:	(602) 605-2713
<i>Enter comments below:</i>					
<p>Western Area Power Administration (WAPA) has 2 high voltage transmission lines that are located within the area in question. Any future development impacting WAPA's easement will require notification to WAPA and potentially concurrence from WAPA in the form of a License Application/Agreement.</p>					

DATE:	7/2/20	NAME:	Kayla Franklin	TITLE:	Fire Marshall
AGENCY:	Yuma Fire Department			PHONE:	373-4865
<i>Enter comments below:</i>					
<p>Upon development: Any time anything is built or moved into the jurisdiction then adequate fire flow and hydrant spacing per city standards must be provided.</p>					

DATE:	7/30/20	NAME:	Isabell Garcia	TITLE:	Development Coordinator
AGENCY:	ADOT Southwest Division			PHONE:	(928) 317-2159
<i>Enter comments below:</i>					
<p>ADOT Southwest District has no comment on the major general plan amendment; however; we would require a Traffic Impact Analysis (TIA) be completed once there is a specific development(s). We would like to assess the potential impacts a new development(s) would have on the intersection of US 95 &amp; Fortuna Road &amp; Interstate 8, Fortuna Road Traffic Interchange. Any new access or change to existing access from the State Highway System shall be obtained through the ADOT Encroachment Permit Process.</p>					

**ATTACHMENT B**  
**AGENCY COMMENTS – CONTINUED**

**YUMA IRRIGATION DISTRICT**

9510 S. Avenue 7 East Yuma, Arizona 85365

(928) 726-1047 Fax: (928) 726-1048

September 10, 2020

Arizona State Land Department  
1616 W. Adams Street  
Phoenix, Arizona 85007

Department of Community Development  
City of Yuma  
One City Plaza  
Yuma, Arizona 85364

*Re: NWC, NEC and SWC of Fortuna Road & 24<sup>th</sup> Street and the NEC of Fortuna Road & Highway 95 – Major General Plan Amendment – Case Number GP-30925-2020*

To Whom It May Concern:

We are in receipt of the City of Yuma's August 18, 2020, letter notifying the District of the City's intent to amend its General Plan on behalf of the Arizona State Land Department to include State Land parcels within the City of Yuma Planning Boundary and designate those lands with a Special Use land designation.

While we understand that future development on the proposed included State Land parcels will occur in accordance with an approved specific plan, zoning and other development plans, which also provide the opportunity for the District to comment, at this time, the District has several concerns with the proposed inclusion and possible future development within the included lands.

**Transportation and/or Traffic Concerns** – The area already suffers from significant transportation and traffic issues, resulting in major delays to those who live and work in the area. The development of additional residential and/or commercial areas in the proposed included lands would only increase traffic and magnify those existing issues. If additional development is contemplated, the City, State Land Department and the Arizona Department of Transportation should begin planning to address those issues – specifically, providing for a crossing over or under the railroad tracks located on Fortuna Road.

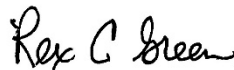
**Impacts to Agricultural Operations** – As the City and State Land Department likely already know, the lands adjacent to the proposed included lands are used for

significant agricultural operations – including, but not limited to, crop production, agrichemical manufacturing, and crop processing. Like with the transportation and traffic issues described above, agriculture is already impacted as a result of the existing land uses and increased development in the area. The development of additional residential and/or commercial areas in the proposed included lands would only exacerbate those impacts. The District and its agricultural customers have significant concerns with increased recreational activity, impacts to food safety, and the increase in general complaints received as residents move closer to agricultural operations. If additional development is contemplated, the City and the State Land Department should begin planning to address those issues – specifically, providing for planning restrictions and/or requirements that would mitigate impacts to agricultural operations and the potential impacts agricultural operations might have on residents in the area (i.e. wall height, solid fencing and other similar requirements and limiting the types of operations that may be permitted in the area if they would impact food safety).

As the City and State Land Department move forward with such an amendment, the above-issues should be considered and addressed as the development process continues.

Should you have any questions or need additional information, please do not hesitate to contact me or the District's general counsel – Wade Noble or Meghan Scott at Noble Law Office, 928-343-9447. Thank you for your consideration.

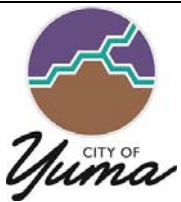
Sincerely,



Rex Green, General Manager  
Yuma Irrigation District

Cc: Arizona Department of Transportation

**ATTACHMENT C  
STAFF WORKSHEET**

	<b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b>		
	<b>CASE #: GP-30925-2020</b> <b>CASE PLANNER: JENNIFER L. ALBERS</b>		

**I. PROJECT DATA**

Project Location:	NWC, NEC & SWC Fortuna Rd and 24 <sup>th</sup> Street, NEC Fortuna Rd and HWY 95									
Parcel Number(s):	182-30-008, 182-29-024, 182-32-007, 182-31-003, 198-06-001, 198-06-900									
Parcel Size(s):	33.6 acres, 303.7 acres, 643.6 acres, 396.9 acres, 158.5 acres, 1 acre									
Total Acreage:	1673									
Proposed Dwelling Units:	Maximum: 7,000 Minimum: 0									
Address:										
Applicant:	City of Yuma on behalf of the State of Arizona State Land Dept.									
Applicant's Agent:										
Land Use Conformity Matrix:	Current Zoning District Conforms: Yes No X									
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X		
	Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE		

	Existing Zoning	Current Use	General Plan Designation
<b>Site</b>	Yuma County - Rural Area 10 acre (RA-10), Heavy Industrial (HI), Manufactured Home Park (MHP), Recreational Vehicle Park (RVP) and General Commercial (C-2)	Undeveloped and Agriculture	Yuma County Agricultural/Rural Preservation, Medium Density Residential and Local Commercial
<b>North</b>	Yuma County - Rural Area 20 acre (RA-20) and Heavy Industrial (HI)	Retail site, Agriculture and Yuco Gin	Yuma County - Agricultural/Rural Preservation
<b>South</b>	Yuma County - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Medium Density Residential (R-2) and High Density Residential (R-3)	Single Family homes and Manufactured homes	Yuma County - Medium Density Residential and Local Commercial
<b>East</b>	Yuma County - Rural Area 20 acre (RA-20), and Low Density Residential (R-1-6)	Undeveloped	Yuma County - Agricultural/Rural Preservation and Sensitive Areas-Resource Lands
<b>West</b>	Yuma County - Rural Area 20 acre (RA-20), Rural Area 10 acre (RA-10) and Heavy Industrial (HI)	Agriculture	City of Yuma - Agriculture and Resort, Recreation & Open Space Yuma County - Agricultural/Rural Preservation

<b>Prior Cases or Related Actions:</b>				
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes	No		N/A
Annexation	Yes	No		N/A
General Plan Amendment	Yes	No		N/A
Development Agreement	Yes	No		N/A
Rezone	Yes	No		N/A
Subdivision	Yes	No		N/A
Conditional Use Permit	Yes	No		N/A
Pre-Development Meeting	Yes	No		Date: N/A

Enforcement Actions	Yes		No		N/A
Land Division Status:	Legal Lots of Record				
Irrigation District:	Yuma Irrigation District				
Adjacent Irrigation Canals & Drains:	Gila Gravity Main Canal				
Water Conversion: (5.83 ac ft/acre)	9,753.59 Acre Feet a Year				
Water Conversion Agreement Required	Yes		No	X	

## II. CITY OF YUMA GENERAL PLAN

<b>Land Use Element:</b>							
Land Use Designation:	Proposed change to Special Use – State Land						
Issues:	Development density to be determined at a later date but likely to be primarily similar to Foothills residential development in south and commercial/industrial in north. Anticipate no more than 7,000 residential units to be developed. Amendment area will provide additional area for development						
Historic District:	Brinley Avenue		Century Heights		Main Street		None X
Historic Buildings on Site:	Yes		No	X			
<b>Transportation Element:</b>							
<b>FACILITY PLANS</b>							
Transportation Master Plan		Planned	Existing		Gateway	Scenic	Hazard Truck
Highway 95 – Principal Arterial		50' HW	50-100' HW				X X
Avenue 10 – Minor Arterial		50' HW	40' HW				
Fortuna Rd – Minor Arterial		50' HW	50-100' HW				
Bicycle Facilities Master Plan	28 <sup>th</sup> Street – County Bike Route, Fortuna Rd – Future Bike Lanes						
YCAT Transit System	N/A						
Issues:	Designating mid-section major roadways in future						
<b>Parks, Recreation and Open Space Element:</b>							
Parks and Recreation Facility Plan							
Neighborhood Park:	Existing: Desert Ridge Park				Future: To be determined		
Community Park:	Existing: Kennedy Park				Future: To be determined		
Linear Park:	Existing: None				Future: Gila Gravity Main Canal Linear Park		
Issues:	Yuma County park planning is limited to single shared use retention basin in Mesa Del Sol						
<b>Housing Element:</b>							
Special Need Household:	N/A						
Issues:							
<b>Redevelopment Element:</b>							
Planned Redevelopment Area:	N/A						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		
<b>Conservation, Energy &amp; Environmental Element:</b>							
Impact on Air or Water Resources	Yes		No	X			
Renewable Energy Source	Yes		No	X			
Issues:	Area used for off-roading for desert riders. Area is primarily desert and undeveloped. West side agricultural activities on leased State Lands not expected to change. Directly to east (east of the Camino Del Sol alignment) is 500 acres federally designated as the Blue Sand Lily Vegetation Habitat Management Area (VHA). Within the VHA is a 100 acre no ride zone which is directly north of the homes within Mesa Del Sol. The Management Area is outside the boundaries of the General Plan amendment area.						



**Public Services Element:****Population Impacts**

Population projection per 2013-2017  
American Community Survey  
Police Impact Standard:  
1 officer for every 530 citizens;  
Water Consumption:  
300 gallons per day per person;  
Wastewater generation:  
100 gallons per day per person

<b>Dwellings &amp; Type</b> <i>Single Family</i>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>
Maximum	Per Unit		<b>Officers</b>	<b>GPD</b>	<b>AF</b>	<b>GPD</b>
7000	2.8	19600	36.98	5,880,000	6586.9	1,960,000
Minimum						
7000	2.8	19600	36.98	5,880,000	6586.9	1,960,000

<b>Fire Facilities Plan:</b>	Existing: Fire station No. 5			Future: To be determined		
<b>Water Facility Plan:</b>	<b>Source:</b>	City	X	Private	<b>Connection:</b>	28 <sup>th</sup> Street 10" line
<b>Sewer Facility Plan:</b>	<b>Treatment:</b>	City	X	Septic	Private	Connection: 28 <sup>th</sup> Street 8" line
<b>Issues:</b>	City of Yuma has water resources and capacity to support development of the area but major transmission lines will need to be installed					

**Safety Element:**

<b>Flood Plain Designation:</b>	500 Year Flood	<b>Liquefaction Hazard Area:</b>	Yes		No	X
<b>Issues:</b>	N/A					

**Growth Area Element:**

<b>Growth Area:</b>	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia	None	X
<b>Issues:</b>	Anticipate area to be designated new Growth Area in 2021 update of General Plan						

**NOTIFICATION**

- **Legal Ad Published: The Sun** (08/29/20)
- **Display Ad Published:** (08/29/20)
- **660' Vicinity Mailing:** (08/08/20)
- **54 Commenting/Reviewing Agencies noticed:** (06/30/20)
- **Site Posted:** (07/17/20)
- **Neighborhood Meeting:** N/A
- **Hearing Dates:** (09/14/20) & (10/12/20)
- **Comments Due:** (09/01/20)

<b>External List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	7/1/20	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	Yes	7/1/20		X
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	Yes	7/30/20		X

Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	NR			
MCAS / C P & L Office <small>(ARS)</small>	Yes	8/4/20	X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	7/1/20	X	
Yuma Irrigation District	Yes	9/14/20		X
Yuma Mesa Irrigation Drainage District	Yes	7/29/20	X	
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	Yes	7/2/20		X

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Parks and Recreation, Administration	NR			
Jeff Kramer, City Engineer	NR			
Engineering, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	Yes	7/2/20		X
Randal Crist, DCD – Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
NONE REQUIRED	N/A
<b>Prop. 207 Waiver</b>	
N/A	

ATTACHMENT D  
AERIAL PHOTO

